

STROMER REALTY COMPANY OF CALIFORNIA



38.49 Acres M/L
Walnut Orchard & Two Houses
4870 5th Avenue, Orland, CA
Lic. 01050665

Stromer Realty Company of California
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The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

591 Colusa Ave., Yuba City, CA 95991 | 530.671.2770 | www.stromerrealty.com



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LOCATION: This property is located at 4870 5th Avenue in Orland, CA. Only fifteen minutes from the City of Orland and twenty minutes from the City of Chico.

APN: #037-060-003

EGRESS/ INGRESS The parcel has 1,300 feet of frontage and access on both 5th Avenue and Capay Ave.

ZONING: AE-40. This zoning is meant to preserve agricultural areas from development due to their fertile soils. The minimum parcel size must be greater than 40 acres.

DESCRIPTION: The property features 35 acres of Chandler walnuts on Paradox rootstock planted in 2013, two residences, both approximately 2500 sq. ft, a large barn, shop, and farm equipment. The first house is a 2500 sq. ft. 4-bedroom 2 bathroom and was built in the 1960s. The second house is a 2450 sq. ft. 4-bedroom 2-bathroom and was built in 2016. The barn is 3000 sq. ft. and includes two stalls and two garages. The shop is 1000 sq. ft. with a 10' roll-up door and 220v electrical connection as well as an attached garage and office.

SOIL: This property is comprised of entirely Class 1 and 2 soils. Both types are known as Hillgate Loam. This soil texture is well known for supporting the best producing walnut orchards in Northern California.



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WATER: The farm has one ag well. It was drilled in 2016 and is at a depth of 220'. This farm's close proximity to the Sacramento River give it significant groundwater recharge abilities. The orchard is irrigated using a solid set system. The two houses are supplied by their own domestic wells.

SOLAR: In 2018 solar panels were installed to accommodate the two residences and the orchard pump. Online systems are available to track the solar activity. The residence's system is located on the roof of the barn and the orchard's system is ground-mounted by the pump.

EQUIPMENT: The farm equipment and tractors could be included in the purchase for an additional cost. A detailed list can be provided upon request.

DEPRECIATION: Improvements such as trees, wells, irrigation systems, and buildings offer massive amounts of depreciation advantages. Please consult a licensed PCA and hear it for yourself!

COMMENTS: A walnut orchard with two potential rentals could be your next cash cow! This is a great opportunity to buy a farm that will be producing income for years. The tax advantages alone are enough to make this a worthy investment. Additionally, walnut orchards are one of the lowest maintenance crops in Northern California. If you're looking for passive income in farming, here's your opportunity!

PRICE: \$2,190,000



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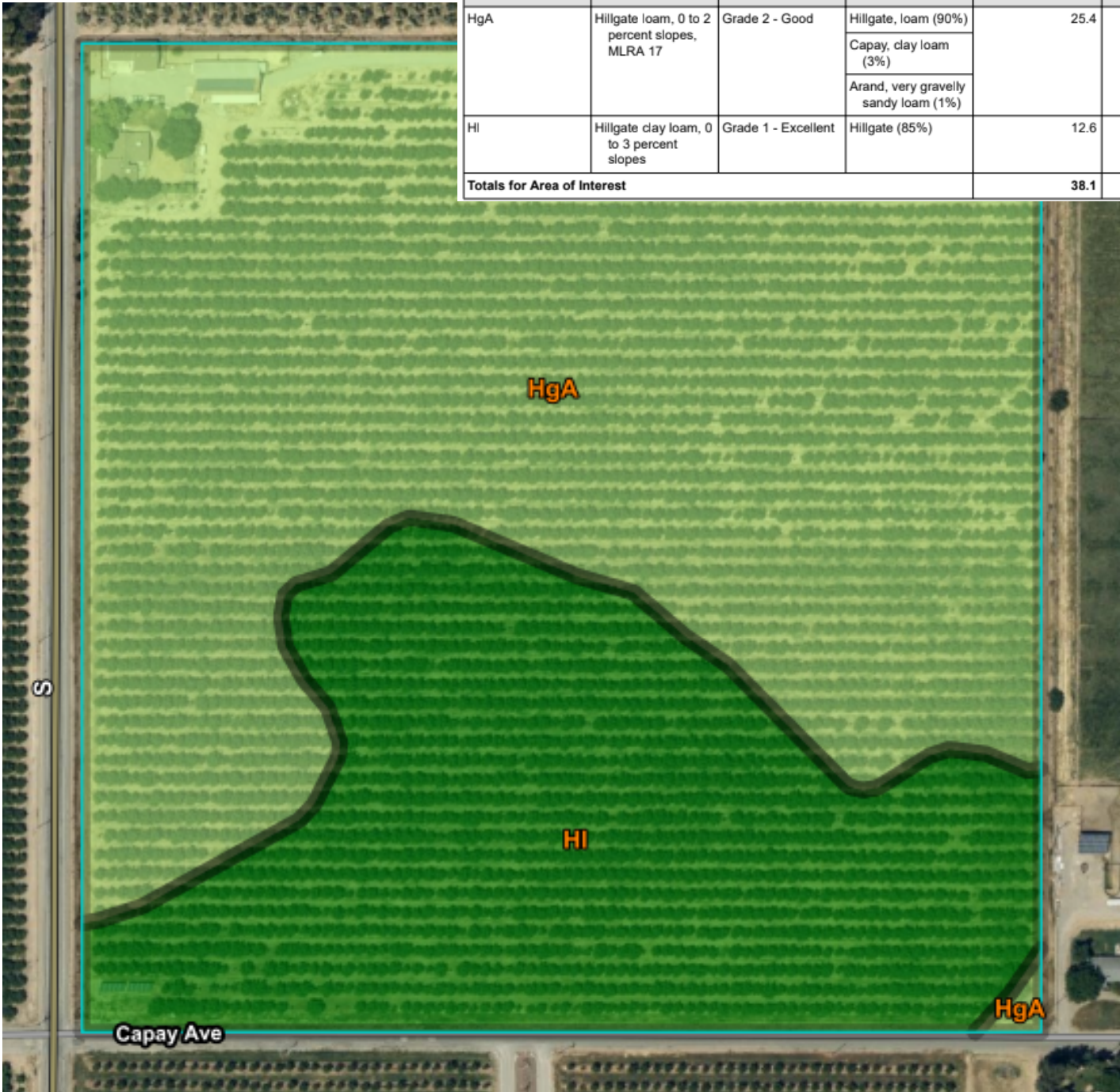
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
HgA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	Grade 2 - Good	Hillgate, loam (90%)	25.4	66.8%
			Capay, clay loam (3%)		
			Arand, very gravelly sandy loam (1%)		
HI	Hillgate clay loam, 0 to 3 percent slopes	Grade 1 - Excellent	Hillgate (85%)	12.6	33.2%
Totals for Area of Interest				38.1	100.0%



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